

**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD MEETING
WEDNESDAY, JANUARY 21, 2015**

A Regular Meeting of the Deltona Planning and Zoning Board was held on January 21, 2015, in the Commission Chambers located at 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman Burbank.

2. ROLL CALL:

Chairman	Tom Burbank	Present
Vice Chairman	Noble Olasimbo	Present
Member-Secretary	Wendy Hickey	Present
Member	Victor Ramos	Present
Member	Adam Walosik	Present
Member	Stony Sixma	Present
Member	Herb Zischkau	Absent - Unexcused

Also present: Planning & Development Director, Chris Bowley, AICP; Assistant Director, Ron Paradise; City Attorney, Becky Vose, Esq. and Administrative Assistant, Kathrine Kyp.

3. APPROVAL OF MINUTES:

A. Minutes:

1. Meeting - December 17, 2014.

Motion by Member Ramos, seconded by Member Sixma to adopt the minutes of the Planning & Zoning Board Meeting of December 17, 2014, as presented.

Motion carries unanimously.

4. PUBLIC COMMENTS: None

5. OLD BUSINESS: None

6. NEW BUSINESS:

B. Election of Officers.

Secretary Hickey called for nominations for the position of Chairman. Member Burbank nominated Adam Walosik. Member Walosik declined and made motion for a vote of confidence for Chairman Burbank. The motion carried unanimously.

Chairman Burbank called for nominations for the position of Vice-Chairman. Member Sixma

nominated Adam Walosik. With no further nominations for the position of Vice-Chairman, nominations were closed. The motion was seconded by Member Olasimbo and the motion carried unanimously.

Chairman Burbank called for nominations for the position of Secretary. Member Sixma nominated Wendy Hickey. With no further nominations for the position of Secretary, nominations were closed. The motion was seconded by Member Ramos and the motion carried unanimously.

A. Ordinance No. 01-2015, amending the Office Residential (OR) zoning district.

Mr. Bowley presented a background regarding the amendments to the OR zoning district language to allow for reduced parking standards and landscape requirements.

Member Walosik stated that the conversion of residential lots to commercial uses would look unattractive for current and future developers. He suggested cross access easements and limited access lots throughout the entire length of the roadway. Mr. Bowley agreed and stated that the lack of utilities is a deterrent for reuse of lots, due to the accommodation of septic tanks and drainfields.

Chairman Burbank asked whether the reduction of parking spaces would be applicable for the entire OR zoning district and any Conditional Use, such as houses of worship. Mr. Bowley stated that, if the house of worship would act as an assemblage, then the parking ratio requirements would need to comport to the assemblage requirements. Mr. Bowley stated that, the house of worship use has not been changed under the Conditional Use section since the original OR rezoning action that occurred to establish the district and no applications have been submitted to request this type of use. Discussion amongst the Board and staff ensued regarding the limitations of the parcels within the OR zoning district and restrictions of the reuse of the associated properties.

Motion by Member Olasimbo, seconded by Member Hickey, to recommend that, the City Commission approve Ordinance No. 01-2015, amending the Office Residential zoning district.

Motion carries unanimously.

7. DISCUSSION:

A. By the Board:

Discussion between the Board and staff ensued regarding future sewer connection in the Saxon Boulevard corridor.

B. By the City Attorney: None.

C. By Planning & Development Staff: None.

8. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:30 p.m.

ATTEST:



Tom Burbank, CHAIRMAN



Kathrine Kyp, RECORDING SECRETARY